

TOWN OF WELLESLEY



MASSACHUSETTS

BURTIS S. BROWN, CHAIRMAN  
THOMAS M. REYNOLDS  
SHERMAN J. L. BROWN

BOARD OF APPEAL

KATHARINE E. TOY, CLERK  
TELEPHONE  
WE. 5-1664

Appeal of Dwight M. McCracken

Pursuant to due notice the Board of Appeal held a public hearing in the hearing room on the first floor of the Intermediate Building at 32 1/2 Washington Street at 8:00 p.m. on December 16, 1954 on the appeal of Dwight M. McCracken from the refusal of the Inspector of Buildings to issue a permit to him to construct a tool house at the rear of his dwelling at 95 Fairbanks Avenue.

Statement of Facts

The Inspector of Buildings under date of December 6, 1954 notified the appellant in writing that a permit for the proposed construction of a tool house could not be granted because the same would violate Section 9-C of the Zoning By-law which requires a 20-foot side yard. On the same date the appellant took an appeal in writing from such refusal. Thereafter due notice of the hearing was given by mailing and publication.

The application for a permit stated that the appellant proposes to construct a tool house to be attached to the rear of his existing garage.

A plan submitted at the hearing by Barbara McCracken showed that the proposed addition, if constructed, will be 10' x 12' and will lie thirteen feet from the side lot line. Mrs. McCracken stated that the existing attached garage lies fifteen feet from the side lot line and although the proposed addition will not extend beyond the line of the garage, the lot line narrows down slightly so that the proposed addition will be thirteen feet from the side lot line at the nearest point. The addition will be approximately ninety feet from the house on the adjoining lot, stated Mrs. McCracken, and will not be visible from the street. It is the desire of the appellant to construct the proposed tool house to provide space for garden tools, bicycles, etc. which is needed at this time.

A report from the Planning Board stated that it favored the granting of the requested variance.

No objections were made at the hearing to the granting of the requested variance.

Decision

The Board unanimously finds that a variance can be granted in this case without substantial detriment to the public good and without substantially derogating from the intent and purpose of said Section 9-C.

The proposed addition will not be visible from the street and will be approximately ninety feet from the house on the adjoining lot.

In accordance with this decision the requested variance is authorized and granted and the issuance of a permit for the proposed tool house addition

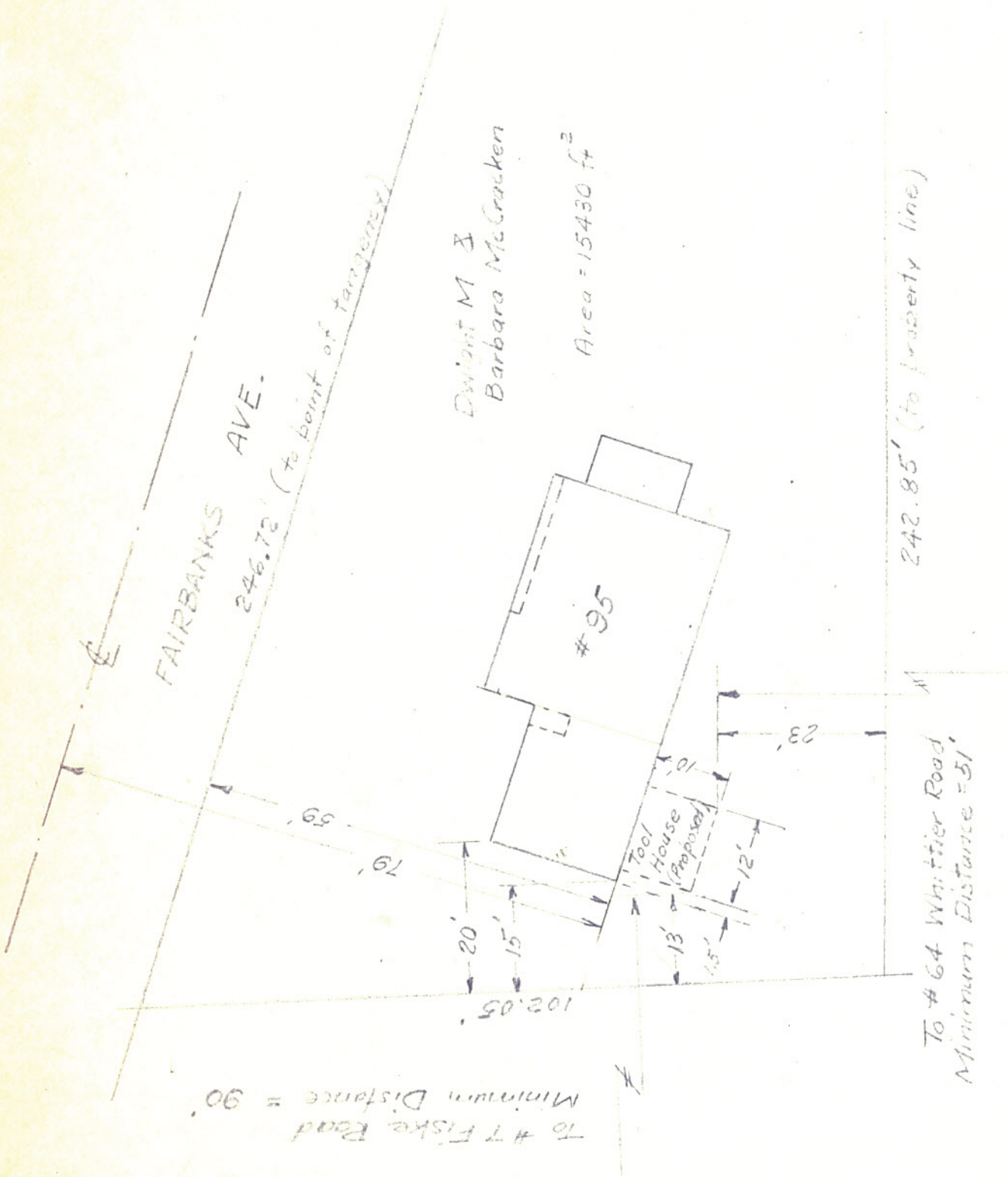
as described in the application on file and plan submitted is hereby directed.

B. S. Brown  
Burtis S. Brown

T. M. Reynolds  
Thomas M. Reynolds

Sherman J. L. Brown  
Sherman J. L. Brown

Filed with Town Clerk Jan. 18, 1935



Scale 1" = 20' (approx.)

W.M.G.  
12.5.54